



PLANNING COMMISSION SUMMARY OF ACTIONS

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KAD

February 22, 2006

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Hart, Hopkins, Lawrence, Lusk, Murphy

ABSENT: Commissioners Koch, Wilson

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Chairman Murphy noted that the Planning Commission's next meeting would be on Thursday, March 2, 2006.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON PCA 78-C-098-02, GREGOR, LLC, BE DEFERRED TO A DATE CERTAIN OF MARCH 29, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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Commissioner Alcorn announced that the Board of Supervisors had appointed him to Chair an advisory committee to review the accessibility of the County's land use information to the public. He noted that earlier today he had met with several senior staff members to discuss how to establish the committee and develop its actions. He said the committee would meet on Wednesday nights when there were no Planning Commission meetings. Commissioner Alcorn invited anyone interested to participate and said further information would be forthcoming.

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Commissioner Hall announced that the Planning Commission's Policy and Procedures Committee would meet on Thursday, March 2, 2006, at 7:30 p.m., in the Board Conference Room, to discuss the 2006 Zoning Ordinance Amendment Work Program.

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Commissioner de la Fe announced that the Planning Commission's Transportation Committee meeting would be moved from Thursday, March 9, 2006 to Thursday, March 16, 2006, at 7:30 p.m., in the Board Conference Room.

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SEA 2003-SU-001 - MULFORD ENTERPRISES, INC. (Motion to Reconsider)
(Public Hearing and Decision held on February 16, 2006)

On behalf of Commissioner Koch, Commissioner Lawrence MOVED TO RECONSIDER THE RECOMMENDATION OF APPROVAL OF THE WAIVER OF THE ASPHALT TRAIL ALONG THE FRONTAGE OF LOT 23.

Commissioner Byers seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Koch and Wilson absent from the meeting.

On behalf of Commissioner Koch, Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF THE WAIVER OF THE ASPHALT TRAIL ALONG THE FRONTAGE OF LOT 23, AS REQUIRED BY THE COMPREHENSIVE PLAN.

Commissioners Byers and Hart seconded the motion which carried by a vote of 8-0-2 with Commissioners Hall and Murphy abstaining; Commissioners Koch and Wilson absent from the meeting.

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S04-III-FC2 - OUT-OF-TURN PLAN AMENDMENT (Springfield District) (Decision Only)
(Public Hearing held on January 26, 2006)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT ADOPT OUT-OF-TURN PLAN AMENDMENT S04-III-FC2, AS SET FORTH BY THE PROPOSED LANGUAGE DATED FEBRUARY 22, 2006.

Commissioner Lawrence seconded the motion which carried by a vote of 8-0-2 with Commissioners Alcorn and Hopkins abstaining; Commissioners Koch and Wilson absent from the meeting.

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FS-M04-11 - OMNIPOINT COMMUNICATIONS, 6362 Lincolnia Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M04-11 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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FS-M05-43 - SBA NETWORKS (Cingular Wireless), 3439 Sleepy Hollow Road

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT FS-M05-43 IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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SE 2005-MA-030 - MICHAEL P. HAENE AND CLIFFORD D. HAENE

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-MA-030, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 8, 2006.

Commissioners Byers and Lusk seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ON COLUMBIA PIKE.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ON A PORTION OF THE NORTHERN BOUNDARY IN FAVOR OF THAT SHOWN ON THE SE PLAT.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF WAIVERS AND MODIFICATIONS IN THE COMMERCIAL REVITALIZATION DISTRICT TO INCLUDE A WAIVER OF OPEN SPACE TO 18 PERCENT AND A REDUCTION IN PARKING TO 12 PERCENT.

Commissioners Lusk and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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RZ 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC.
FDP 2005-LE-017 - CHRISTOPHER MANAGEMENT, INC.

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON RZ/FDP 2005-LE-017 TO A DATE CERTAIN OF MARCH 2, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioners Lawrence and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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SE 2005-LE-026 - PREMIER RE FUND I LLC

Commissioner Lusk MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE 2005-LE-026, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED FEBRUARY 22, 2006.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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PCA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS
FDPA 1998-PR-027 - FAIRFAX COUNTY BOARD OF SUPERVISORS

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA 1998-PR-027, SUBJECT TO THE PROFFERS DATED FEBRUARY 15, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 1998-PR-027, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED FEBRUARY 8, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THOSE SHOWN ON THE CDPA/FDPA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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SE 2005-MA-022 - YUMA COURT LLC C/O LAWRENCE E. IRELAND

Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ON SE 2005-MA-022 TO A DATE CERTAIN OF MARCH 15, 2006, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS MOVE ITS PUBLIC HEARING TO A DATE SUBSEQUENT TO MARCH 15, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson absent from the meeting.

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The meeting was adjourned at 9:53 p.m.
Peter F. Murphy, Jr., Chairman